

Engineering Comments will be available at the DRC Meeting.

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Michelle Dallas, DDS

**Case #:** 109-R-01

**Date:** 10-9-01

**Comments:**

Consider 1807 prior to permit.

Show hydrant location and provide flow test.

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Michelle Dallas, DDS

**Case #:** 109-R-01

**Date:** October 9, 2001

**Comments:**

No apparent interference will result from this plan at this time.

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Michelle Dallas, DDS

**Case #:** 109-R-01

**Date:** 10/9/01

**Comments:**

1. There is a 10' average with a 5' min. landscape buffer required where a vehicular use area adjoins an abutting right of way. Provide the appropriate calculations to verify that this requirement is met.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All tree planting must be in accordance with FPL guidelines for planting in the vicinity of powerlines. There are overheads along 3<sup>rd</sup> St. and 7<sup>th</sup> Ave.
3. Street trees must meet the RAC requirements, which in this case would be 10 non shade trees. Note that trees must be 12' ht. with 6' sprd. and 6' of ground clearance, and must be Fl. #1 quality. Palms must be a min. of 18' ht. with 8' of wood. (Some of the existing palms in the R.O.W. area may not meet this standard.) A recommendation would be Crape Myrtles.
4. Make sure there are no sight triangle violations. The Wax Myrtles shown as the hedge material could probably not be maintained at 30" ht.
5. As this is not a residential use, backout parking is not allowed.

**Division:** Planning **Member:** Elizabeth Holt  
Ph. 828-5262;  
Fax: 828-5858  
E-Mail: [LizH@ci.ftlaud.fl.us](mailto:LizH@ci.ftlaud.fl.us)

**Project Name:** Michelle Dallas -  
Medical/Dental Office  
620 NE 3 St **Case #:** 109-R-01

**Date:** October 9, 2001

**Comments:**

1. Application form is incorrect in the "Description of Project" section: Land Use Designation (both Proposed & Existing) is Regional Activity Center not Medium Commercial. Correct application when resubmitting for final DRC review/approval.
2. Coordinate all plan sheets to show correct Project information (e.g Building Site Statistics Sheet attached to S-1 shows gross floor area as 6,440 sq.ft. – this is the site area; Sheet L-1 shows Total Building area as 1,228 s.f. – this is the "ground floor area"; Sheet A-2, Elevations, are not dimensioned as to height, etc.
3. **PARKING & RELATED ISSUES – coordinate with Zoning/Engineering/Landscape representatives:**
  - Verify parking calculations. Site Tabular Data indicates that there are insufficient number of parking spaces for the medical office. Ratio of calculation used to achieve the parking requirement is incorrect (dental office is 1/150 sq.ft). Also, in the RAC zones, a 40% reduction is permitted. Show revised, corrected calculations. If parking provided does not equal parking required, a parking reduction application must be submitted for DRC/PZ/CC review/approval. Site approval will remain in pending status until the parking reduction is approved.
  - Verify if existing non-conforming back-out parking can remain. Coordinate w/Terry Burgess
  - Access to parking lot via alley may require improvements. Coordinate w/Tim Welch
  - Landscape island widths may be inadequate. Coordinate w/Dave Gennaro
4. Provide exact paint color samples
5. Show outline of existing adjacent buildings or indicate if vacant or under construction.
6. Verify if house is listed on the Historic Survey (contact Ft. Lauderdale Historical Society – Merrilynn Rathbun – 463-4431). If qualified for historic designation, future improvements may be eligible for tax credits.
7. Provide 7.0-ft. wide sidewalk with curb and gutter adjacent to the east property line (NE 7 Ave.), to be consistent with the recently approved Waverly Project to the South.
8. Site plan will be subject to a 30-day City Commission Review ("call-up). If a parking reduction is required, then the Planning & Zoning Board approval will also be subject to call-up.

9. All Site Plan Levels III or IV projects proposed for sites within the Downtown RAC and on sites lying east of the Intracoastal Waterway must provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
10. Provide a copy of the most current recorded plat for the proposed site.
11. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.

**Recommendations:**

1. Contact Victoria Park Civic Association regarding the project (Current president: Ted Fling, Cell Ph.#253-3534; E-mail: [vpcafl@aol.com](mailto:vpcafl@aol.com) ).

Division: Police

Member: Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875

Project Name: Michelle Dallas, DDS

Case #: 109-R-01

Date: October 9, 2001

**Comments:**

Recommend that clients exit only from the foyer on the 1<sup>st</sup> floor.

All new windows should meet the SFBC standards.

Entry to office treatment area should be mechanically or electronically controlled.

Recommend an alarm/buzzer for security gate that alert of any violations or attacks.

Recommend CCTV that monitors clients that enter 2<sup>nd</sup> floor via the stairs.

Current alarm system should be upgraded for both robbery & burglary.

Additional questions maybe presented at the review.

**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Michelle Dallas, DDS

**Case #:** 109-R-01

**Date:** 10/9/01

**Comments:**

1. Parking data as calculated is incorrect, see 47-20.2 Table 3 Parking and Loading Zone Requirements. Developments less than 2,500 square feet is exempt from parking.
2. Site incorrectly labeled.
3. Backing out parking is prohibited in accordance with 47-20.15.
4. Discuss stacking with Engineering representative.
5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to Final DRC.
6. Additional comments maybe forthcoming at DRC meeting.